

LOT 11  
CONCOURSE CROSSING PHASE 1  
OR 2554/1692

RACIOPPI STEPHEN SR & REBECCA  
95294 KATHERINE ST  
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0330-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 0 ASSESSED VALUE 60,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,000 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED 22009460 CO ISSUED 0 01/18/2023 22009460 NEW CONSTR 307,837 06/21/2022									
MAP NUM MKT AREA 04																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2615/0188 1/18/2023 WD Q I 01 370,000 GRANTOR: CENTURY COMMUNITIES O GRANTEE: RACIOPPI STEPHEN G									
NEIGHBORHOOD/LOC 4095.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/15/2023 MLU									
EXTRA FEATURES										95294 KATHERINE ST, FERNANDINA BEACH										BUILDING NOTES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	BUILDING DIMENSIONS												
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 05/15/2023 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													